

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
OCTOBER 4, 2005**

The regular session of the Auburn City Planning Commission was called to order on October 4, 2005 at 7:07 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Merz, Powers, Thompson, S. White, Chrm. Smith

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director; Reg Murray, Senior Planner; Steve Geiger, Associate Planner; Bryan Jones, Associate Civil Engineer; Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

None.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. Design Review Permit – 420 Grass Valley Highway (Rite Aid) – File DRP 05-2.** The applicant requests approval of a Design Review Permit for improvements to the Rite Aid site at 420 Grass Valley Highway. Improvements include a new driveway onto Hwy 49, parking lot and site landscaping, and a renovation of the building façade. *THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 20, 2005 MEETING.*

Reg Murray gave the staff report; he reviewed the improvements, giving details on improved access; parking; lighting; and architectural revisions planned.

There was discussion of the parking lot and the possibility of incorporating new trees in the new design, which would be difficult as this application is not for new construction but for façade improvements to an existing business.

The public hearing was opened.

Mike Hogenboom, who is with Rite Aid, stated that he was available to answer questions.

Mike Murphy, local architect, added that he would like to see shade trees added to the parking lot, improved parking lines, and better parking lot circulation.

Mike Hogenboom returned to state that Rite Aid would be able to include trees and shrubs in the planters that are planned for the parking area improvements.

Ken Menzer, certified arborist, added that he is currently working with the City to compile a list of trees that are site appropriate for parking lots.

The public hearing was closed.

The Commissioners discussed the proposal and the possibility of adding trees to the parking area. Chrm. Smith felt that the project should be continued until it could be reviewed by the applicant and staff to accomplish this tree addition.

Chrm. Smith assumed the motion and the second to continue this item to a future meeting.

There was a voice vote and the motion failed.

Comm. Powers **MOVED** to:

- A. Find the project exempt from the California Environmental Quality Act per Section 15332; and
- B. Approve the Design Review Permit for the Rite Aid remodel subject to the conditions listed in Exhibit A of the

staff report as modified by the Planning Commission by adding an amendment to Condition 4.b to read:

“Landscape plans for all on-site landscaping shall be prepared and approved in conjunction with the building permit **and/or site improvement plans. The plan shall maximize the planting of site appropriate trees. and/or site improvement plans.**

Comm. S. White **SECONDED.**

The motion was approved unanimously by voice vote.

- B. Civic Design, Tree Permit and Variance – 12852 Earhart Avenue (Sierra West Industrial Center) – File CD 04-4; TP 04-16; VA 04-10.** The applicant requests approval of a Civic Design, Tree Permit, and Variance to construct the Sierra West Industrial Center in the Auburn Airport Industrial Park (AAIP). The 34,380 square foot industrial office development includes three buildings ranging in size from 9,600 square feet to 15,180 square feet as well as related site improvements such as parking and landscaping. *THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 20, 2005 MEETING.*

Reg Murray gave the staff report. He reviewed the recent history on this proposal as it was continued from a recent meeting. On September 6, 2005, the Planning Commission heard this item and determined that additional information was needed for a more thorough understanding of the project, and continued the request. The applicant has since finalized the requested information and is submitting an arborist report that complies with City standards; more detailed site cross-sections; and information concerning the architectural revisions requested by the Commissioners.

The public hearing was opened.

Wray Crawford, applicant, addressed the conditions requiring that the wainscot treatment and cement plaster finish currently provided on north elevation of Building A be incorporated on all building elevations with greater exposure to the public; articulated entry features should be incorporated for each building entry; and a gutter system should be included on each building to collect and direct water runoff. He stated that he felt the proposed enhancements should be required on the front facing of Building A only as the other buildings are in areas that are not readily visible,

and including these enhancements on all buildings would be of significant cost and could render the project financially unfeasible. He then suggested a compromise: To add the wainscot treatment with plaster finish and the entry features to the “storefront” of the buildings only. He then outlined some of the problems encountered with designing a project on this odd shaped parcel and gave details on parking, trees and existing power lines that bisect this property.

Jerry Martin, Airport Manager, spoke representing the City of Auburn, property owner. He gave some history on this odd shaped lot and stated that he supports the applicant’s request to reduce the requirements and conditions.

Ken Menzer, Certified Arborist, commented on types of trees that are allowed by P.G.& E. under power lines.

The public hearing was closed.

The Commissioners discussed the requirements being imposed on this project, and also the existing trees and power lines.

Comm. S. White **MOVED** to:

- A. Adopt the Mitigated Negative Declaration prepared for the Sierra West Industrial Center, and as amended by staff in the September 6, 2005 staff report, and include by reference the arborist report prepared by Sierra Nevada Arborists (dated September 29, 2003);

Comm. Powers **SECONDED**.

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|----------|---|
| AYES: | Merz, Powers, Thompson, S. White, Chrm. Smith |
| NOES: | None |
| ABSTAIN: | None |
| ABSENT: | None |

Comm. S. White **MOVED** to:

- B. Approve the Civic Design for the Sierra West Industrial Center subject to the conditions listed in Exhibit A modified by the Planning Commission to amend Condition 6 as follows:

“Building Plans – the building elevations shall be modified to include the following:

- a. ~~The wainscot treatment and cement plaster finish currently provided on the north elevation of Bldg A should be incorporated on all of the building elevations with greater exposure to the public. This would include: Building A West elevation; Building B North and West elevations; Building C North and West elevations.~~
- b. ~~Articulated entry features should be incorporated for each building entry.~~
- a. **A gutter system should be included on each building to collect and direct water runoff.**
- b. **A stone wainscot and plaster finish (consistent with the North elevation of Bldg A) shall be provided for the North building elevations of Bldg's B and C.**

Comm. Powers **SECONDED**.

The motion was approved unanimously by voice vote.

Comm. S. White **MOVED** to:

- C. Adopt the following findings of fact for the Variance associated with the Sierra West Industrial Center:
 - 1. The granting of the variance will not be inconsistent with the limitations upon other properties in the vicinity and district in which the property is situated; and
 - 2. That, because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity in the same district.

Comm. Powers **SECONDED**.

The motion was approved unanimously by voice vote.

Comm. S. White **MOVED** to:

- D. Approve the Variance for the Sierra West Industrial Center.

Comm. Thompson **SECONDED**.

The motion was approved unanimously by voice vote.

Comm. S. White **MOVED** to:

E. Adopt the following findings of fact for the Tree Permit for the Sierra West Industrial Center:

1. Approval of the tree permit will not be detrimental to the public health, safety, or welfare;
2. Approval of the tree permit is consistent with the provisions of the Tree Ordinance; and
3. Measures have been incorporated in the project or the permit to mitigate impacts to remaining trees or to provide replacement for trees removed.

Comm. Powers **SECONDED**.

The motion was approved unanimously by voice vote.

Comm. S. White **MOVED** to:

F. Approve the Tree Permit for the Sierra West Industrial Center subject to the conditions listed in Exhibit A.

Comm. Powers **SECONDED**.

The motion was approved unanimously by voice vote.

Comm. S. White **MOVED** to amend Condition 5 of the Civic Design by striking Conditions 5.a, 5.b. and 5.c. as follows:

:

“Landscape Plans – Landscape plans shall be provided with the building plans or improvement plans and shall include the following:

- a. ~~———— The striped area northeast of Stall 43 should be converted to a landscape planter.~~
- b. ~~———— The striped area a “void spot” between Stalls 46 and 47 should be converted to a landscape planter.~~
- c. Not less than 3% of the gross area of the parking lot shall be provided as landscaping.
- d. At least 5% of the gross area of the project shall be provided for landscaping.

- e. ~~The parking lot shall provide a minimum fifty percent canopy cover at maturity.~~

Comm. Powers **SECONDED**.

Comm. Powers **MOVED** to amend the amendment to Condition 5 by providing a new Condition 5.c. as follows:

- c. **The landscape plan shall maximize the planting of site appropriate trees.**

Comm. S. White **SECONDED**.

The motion to amend the proposed amendment was approved unanimously by voice vote.

The motion to approve the initial amendment was approved unanimously by voice vote.

- C. **Tentative Subdivision Map Extension – 10640 Indian Hill Road (Viewcrest Subdivision) – File SUB EXT 02-4(A).** The applicant requests approval for a one-year extension of the tentative subdivision map approved for the Viewcrest Estates subdivision (aka Santa Barbara subdivision).

Reg Murray gave the staff report for this one-year time extension request. He reviewed the project for the Commission.

The public hearing was opened.

Jack Remington, project engineer, advised that he was available to answer questions.

The public hearing was closed.

There was a short discussion.

Comm. Powers **MOVED** to:

- A. Reaffirm that the project is consistent with the previously adopted Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the Santa Barbara subdivision and adopted by the City of Auburn on July 1, 2003; and

- B. Approve the time extension request for the Viewcrest Estates tentative subdivision map – 10640 Indian Hill Road subject to the conditions listed.

Comm. S. White **SECONDED**.

The motion was approved unanimously by voice vote.

- D. **Lot Split and Tree Permit – 471 Knollwood Drive (Knollwood Lot Split) – File LS 04-1; TP 04-3.** The applicant requests approval of a vesting tentative parcel map to subdivide 2.6 acres into three (3) single-family residential lots ranging in size from 33,941 to 44,884 square feet. The request also includes a Tree Permit to address impacts to protected trees.

Steve Geiger gave the staff report and described the proposed lot split. He reviewed the proposed conditions for the Commission.

The public hearing was opened.

Ed Giuliani, project engineer, and Monte Smith developer, were available to answer questions.

Jim Merrill, Knollwood Drive resident representing the Knollwood Architectural Committee, advised that this project had not come before the committee for review. He asked the Planning Commission to defer approval until the proposal had been reviewed by the architectural committee and he outlined their concerns.

Ed Giuliani then noted that they had twice met with the architectural committee and had made changes to their proposal based on those meetings.

William Gilbrech, nearby resident, noted tree and grading concerns with the proposal.

The public hearing was closed.

There was a discussion of the proposal and the neighbor's comments.

Chrm. Smith assumed a motion to:

- A. Adopt the mitigated Negative Declaration prepared for the Knollwood Lot Split; and
- B. Adopt the following findings of fact for the Knollwood Lot Split:
 - 1. The proposed subdivision is consistent with the Auburn General Plan.
 - 2. The design or improvement of the proposed subdivision is consistent with the objectives, policies, general land uses, and programs specified in the Auburn General Plan.
 - 3. The site is physically suitable for the proposed development.
 - 4. The site is physically suitable for the proposed density of development.
 - 5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
 - 6. The design of the subdivision or improvements is not likely to cause serious public health problems.
 - 7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- C. Approve the Knollwood Lot Split – 471 Knollwood Drive, subject to the conditions listed in Exhibit “A” of the staff report.
- D. Adopt the following findings of fact for the Tree Permit for the Knollwood Lot Split:
 - 1. Approval of the tree permit will not be detrimental to the public health, safety, or welfare;
 - 2. Approval of the tree permit is consistent with the provisions of this chapter; and
 - 3. Measures have been incorporated in the project or the permit to mitigate impacts to remaining trees or to provide replacement for trees removed.
- E. Approve the Tree Permit for the Knollwood Lot Split subject to the conditions listed in Exhibit A of the staff report.

Comm. Powers noted that there should have been better communication between the developers and the neighbors.

Comm. Powers **SECONDED** the motion.

AYES: Merz, Powers, Thompson, S. White, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

E. Civic Design Amendment – 11621-11641 Blocker Drive (Creekside Office Project) – File CD AMEND 03-12(A).

The applicant is proposing to amend the Civic Design for the Creekside Office project to add a central core between Bldgs. B and D and to provide for additional architectural features.

Director Wong gave the staff report. He advised that the purpose of the request is to allow for a central core between buildings, consisting of an enhanced entrance, hallway, bathrooms, elevator, stairway, mechanical equipment and storage. This will help tie the buildings together and provide for a focal point within the Creekside Office development.

The public hearing was opened.

Paul Aronowitz, co-owner, was available for questions.

The public hearing was closed.

The Commissioners discussed the proposal.

Comm. S. White **MOVED** to approve the Civic Design Amendment for the Creekside Office project subject to the conditions listed in Exhibit A of the staff report.

Comm. Powers **SECONDED**.

The motion was approved unanimously by voice vote.

ITEM VI: PLANNING COMMISSION BUSINESS

A. Architectural Discussion

The Commissioners discussed the various architectural styles that encompass most of the construction in the City.

Mike Murphy, local architect, had additional information on this subject.

ITEM VII: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong reported on recent City Council meetings.

B. Future Planning Commission Meetings

None.

C. Reports

None.

ITEM VIII: PLANNING COMMISSION REPORTS

None.

ITEM IX: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM X: ADJOURNMENT

The meeting was adjourned at 9:41 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Assistant